



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: HP01-12-018
JOSE THEATRE

DATE: December 14, 2001

APPROVED:

DATE:

BACKGROUND

This Historic Preservation permit is to allow for a modification to a previously approved storefront at the Jose Theatre (HL91-53) on the east side of South 2nd Street approximately 280 feet northerly of East San Fernando Street (62-64 S. 2nd Street). The site is zoned A(PD) Planned Development and is designated Core Area Commercial on the San Jose 2020 Land Use and Transportation Diagram.

The Historic Landmarks Commission reviewed two Historic Preservation permits (HP00-01-001 and HP01-06-008) that addressed structural upgrade, building rehabilitation and façade upgrades including a new storefront for the South 2nd Street elevation. This Historic Preservation permit is to allow ticket windows in place of two doors on the previously approved storefront design. The subject storefront is not original to the building and was approved as a modern storefront that was found to comply with the Secretary of the Interior's Standards.

ANALYSIS

This permit proposes to modify a previously approved new aluminum storefront by replacing two doors with ticket windows. The proposed doorframe would be removed and new ticket windows would be constructed in their place. The ticket windows are proposed to be aluminum frame to match the rest of the storefront design. Stainless steel panels are proposed above and below the new windows. Please see the attached plan set for details.

In evaluating this proposal, Secretary of the Interior's Standard #9 applies.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The previously approved aluminum storefront is not original to the Jose Theatre. The new ticket windows will not affect original fabric on the building and are easily identified as a modern day addition. Planning staff believes that this proposed modification is consistent with the Standards.



RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed modification to the Director of Planning.

Courtney Damkroger
Historic Preservation Officer

Attachments

PBCE002/Historic/1-9-02/HP01-12-018